

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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39 BRITANNIA ROAD, BURBAGE, LE10 2HE

OFFERS IN THE REGION OF £325,000

NO CHAIN. Delightful, extended, vastly improved and refurbished traditional semi detached family home of charm and character.

Sought after and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to the A5 and M69 motorway. Immaculately presented including solid oak latched and braced interior doors, quarry tiled and wooden flooring, feature brickwork, vaulted ceilings, wood burning stove, refitted kitchen and bathroom, spot lights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers entrance porch, lounge and open plan living dining kitchen. 3 bedroom (main with mezzanine gallery and en suite shower room) and family bathroom. Wide driveway with an electric charge point to a large single garage. Hard landscaped front and enclosed rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Electric car charging point. Attractive solid oak panel and diamond SUDG front door, with outside lighting, to

ENTRANCE PORCH

Ceramic tiled flooring, overhead lighting. Attractive period style wood panel circular glazed door leads to

FRONT LOUNGE

14'7" x 13'5" (4.47m x 4.11m)

Feature full height reclaim brick wall, matching raised hearth incorporating a black cast iron wood burning stove. Oak finish laminate wood strip flooring, two radiators, TV aerial point, wired in smoke alarm. Pine open tread stairway with spindle balustrades leading to the first floor landing. Oak panel latched and brazed interior door, with matching woodwork to



EXTENDED OPEN PLAN LIVING DINING KITCHEN TO REAR

14'7" x 16'3" (4.45m x 4.96m)

Cottage style fitted kitchen in pine consisting of a Belfast sink unit with mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units and five drawer unit. Contrasting working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units, white Smeg gas cooker included, matching white Smeg chimney extractor above, concealed lighting over the working surfaces. Quarry tiled flooring, double panel radiator, TV aerial point. Useful under stairs storage cupboard with lighting, also houses the consumer unit. Feature brick pillow and archway to the



DINING AREA TO REAR

Quarry tiled flooring, inset ceiling spotlights. Utility Area with floor standing cupboards in white, oak working surfaces above. Appliance recess points, plumbing for automatic washing machine, SUDG roof lantern. Fashionable vertical radiator, quarry tiled flooring. Wood grain UPVC bi-fold doors leading to the rear garden.

FIRST FLOOR LANDING

With strip pine flooring, loft access with extending aluminium loft ladder for access, partially boarded with lighting.

FRONT BEDROOM ONE

9'9" x 13'10" (2.99m x 4.24m)

Double panel radiator, TV aerial point, feature vaulted ceiling with exposed beam.



MEZZANINE GALLERY

Spindle balustrades, exposed beams and a double glazed velux window with built in blinds. Feature full height brick wall.



EN-SUITE SHOWER ROOM TO REAR

5'10" x 7'0" (1.79 x 2.14m)

With white suite consisting a double shower cubicle with glazed shower door, rain shower above. Pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights, extractor fan.



BEDROOM TWO TO FRONT

15'0" x 10'4" (4.58m x 3.17m)

With feature black cast iron Victorian style fireplace, radiator.



BEDROOM THREE TO REAR

6'11" x 9'4" (2.12m x 2.86m)

Radiator.



FAMILY BATHROOM TO REAR

6'2" x 7'6" (1.88m x 2.29m)

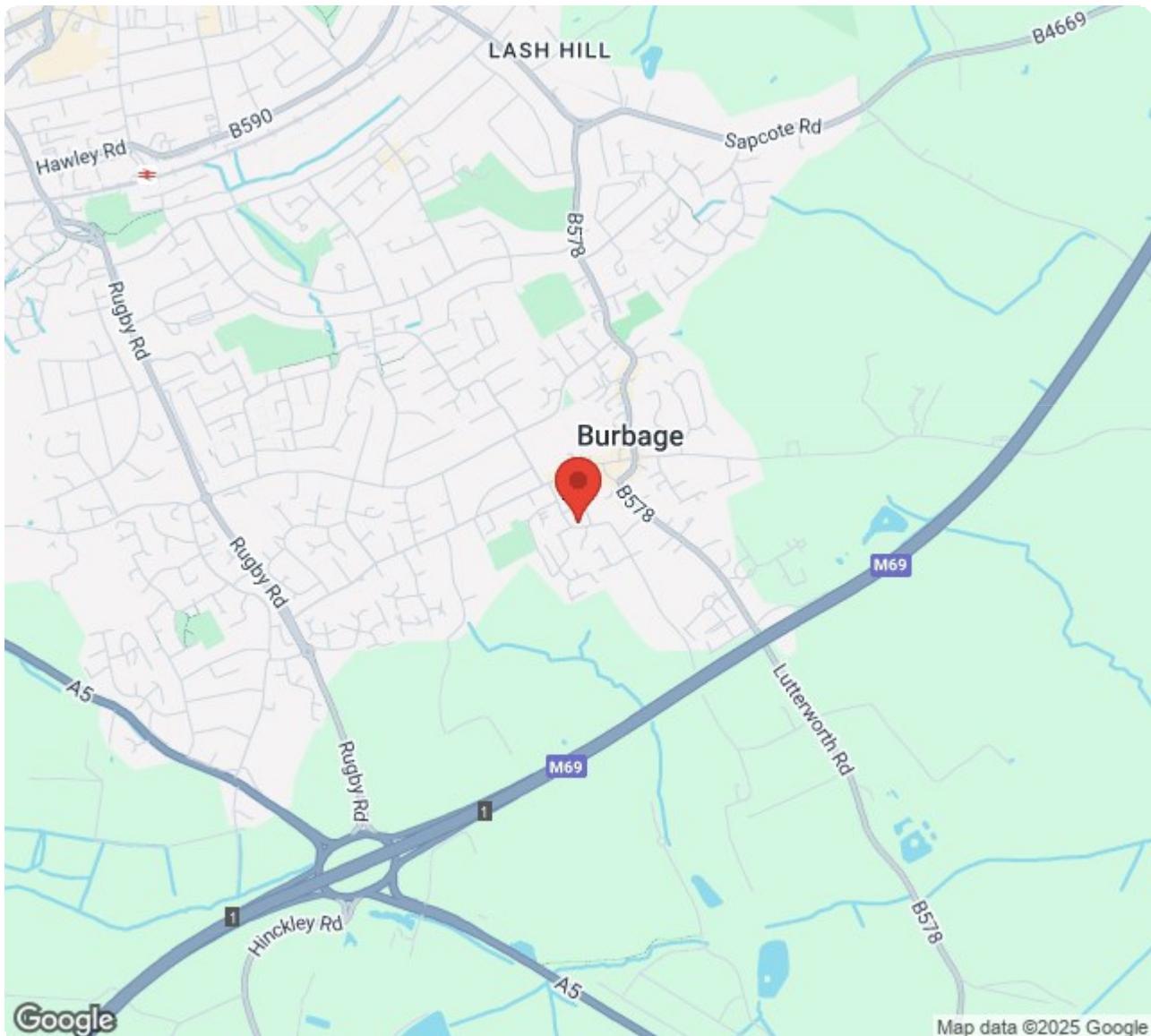
With Victorian style suite consisting of a roll topped panel bath with claw feet, mixer tap and shower attachment above. Pedestal wash hand basin, low level WC. Contrasting painted tongue and groove wood panelled surrounds, radiator, wall mounted illuminated mirror, Aztec tile flooring.



OUTSIDE

The property is nicely situated, screened behind mature hedging. The front garden landscaped in Astroturf with surrounding raised beds. Double width block paved driveway with an electric charge point leading to the brick built garage 3.05m x 6.57m with electric up and over door to front, has light, power, fitted shelving, wall mounted gas condensing boiler for central heating and domestic hot water and a hard wood panelled and glazed stable door to rear. The garage is fully insulated and could easily be turned into a further reception room. Landscaped fully fenced and enclosed rear garden, having a full width terracotta tiled patio with surrounding reclaimed brick retaining wall. Ornamental pond and rockery. Beyond which the garden is in Astroturf, with surrounding beds and borders, outside lighting and tap.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	84
EU Directive 2002/81/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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